

080.0

0006

0007.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

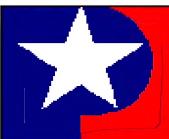
754,800 / 754,800

USE VALUE:

754,800 / 754,800

ASSESSED:

754,800 / 754,800


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 24 | | BRATTLE TERR, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|-------------------------------|--|
| Owner 1: GUHANIA NARINDER S & | |
| Owner 2: GUHANIA DEVENDER | |
| Owner 3: | |

| | |
|---------------------------|--|
| Street 1: 24 BRATTLE TERR | |
| Street 2: | |

| | |
|--------------------|------------|
| Twn/Cty: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02474 | Own Occ: Y |

| | |
|-------------------------------|-------|
| PREVIOUS OWNER | |
| Owner 1: GUHANIA NARINDER S - | |
| Owner 2: KAUR DEVENDER - | |
| Street 1: 24 BRATTLE TERR | |
| Twn/Cty: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02474 | |

| | |
|---|--|
| NARRATIVE DESCRIPTION | |
| This parcel contains .1 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1955, having primarily Wood Shingle Exterior and 2282 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms. | |

| | |
|-------------------|------------|
| OTHER ASSESSMENTS | |
| Code | Descrip/No |

| | |
|------------------|-----------|
| PROPERTY FACTORS | |
| Item | Code |
| Z | R2 |
| o | TWO FAMIL |
| n | 100 |
| Census: | water |
| Flood Haz: | Sewer |
| D | Electri |
| s | Exempt |
| t | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|-----|-------|-------------|-----------|--------|----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 4356 | Sq. Ft. | Site | | 0 | 70. | 1.20 | 11 | | | | Topo | -5 | | | | | 366,203 | | | | | | 366,200 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|----------------|--------------------------------|------------|-----------------|-------------------|-----------|
| 101 | 4356.000 | 388,600 | | 366,200 | 754,800 | | 49888 |
| Total Card | 0.100 | 388,600 | | 366,200 | 754,800 | Entered Lot Size | GIS Ref |
| Total Parcel | 0.100 | 388,600 | | 366,200 | 754,800 | Total Land: | GIS Ref |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 330.70 | /Parcel: 330.70 | Land Unit Type: | Insp Date |
| | | | | | | | 05/20/09 |

| PREVIOUS ASSESSMENT | | | | | | | | | Parcel ID | 080.0-0006-0007.0 | | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|-------------------|--|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | | |
| 2022 | 101 | FV | 388,600 | 0 | 4,356. | 366,200 | 754,800 | | Year end | 12/23/2021 | | |
| 2021 | 101 | FV | 377,500 | 0 | 4,356. | 366,200 | 743,700 | | Year End Roll | 12/10/2020 | | |
| 2020 | 101 | FV | 377,500 | 0 | 4,356. | 366,200 | 743,700 | 743,700 | Year End Roll | 12/18/2019 | | |
| 2019 | 101 | FV | 271,500 | 0 | 4,356. | 366,200 | 637,700 | 637,700 | Year End Roll | 1/3/2019 | | |
| 2018 | 101 | FV | 271,500 | 0 | 4,356. | 245,900 | 517,400 | 517,400 | Year End Roll | 12/20/2017 | | |
| 2017 | 101 | FV | 271,500 | 0 | 4,356. | 235,400 | 506,900 | 506,900 | Year End Roll | 1/3/2017 | | |
| 2016 | 101 | FV | 271,500 | 0 | 4,356. | 214,500 | 486,000 | 486,000 | Year End | 1/4/2016 | | |
| 2015 | 101 | FV | 260,600 | 0 | 4,356. | 172,600 | 433,200 | 433,200 | Year End Roll | 12/11/2014 | | |

| SALES INFORMATION | | | | | | | | | TAX DISTRICT | | | PAT ACCT. | | |
|-------------------|-----------|------|-----------|-------------|------------|----|-----|-------|--------------|--|--|-----------|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | | | | | |
| GUHANIA NARINDE | 63971-169 | | 7/25/2014 | Convenience | | 1 | No | No | | | | | | |
| MILOSAVLJEVIC R | 30194-471 | | 5/21/1999 | | 255,000 | No | No | | | | | | | |
| | 19534-98 | | 12/1/1988 | | 233,000 | No | No | Y | | | | | | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | |
|------------------|--------|----------|--------|-----|------------|----------|------------|--------------------|-----------|--------------|-----|----------------------|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | |
| 2/7/2019 | 178 | Redo Kit | 15,000 | C | | | | | 6/4/2015 | Permit Insp | PC | PHIL C | | | | | |
| 7/17/2018 | 989 | New Wind | 1,700 | C | | | | | 6/3/2014 | External Ins | PC | PHIL C | | | | | |
| 5/27/2015 | 577 | Solar Pa | 26,936 | | | | | | 5/20/2009 | Measured | 197 | PATRIOT | | | | | |
| 5/5/2014 | 429 | Re-Roof | 4,800 | | | | | | 3/29/2000 | Inspected | 264 | PATRIOT | | | | | |
| 3/2/2010 | 137 | New Wind | 1,365 | | | | | REPL 3 WINDOWS W/V | 1/18/2000 | Mailer Sent | | | | | | | |
| 7/30/2002 | 615 | Alterati | 5,000 | C | | | | | 1/18/2000 | Measured | 277 | PATRIOT | | | | | |
| 5/15/2001 | 303 | Alterati | 10,000 | C | | | | | 10/1/1991 | | PM | Peter M | | | | | |
| 5/13/1999 | 270 | Manual | 4,000 | | | | | RETAINING WALL | | | | | | | | | |

Sign: VERIFICATION OF VISIT NOT DATA

